



ORDER RECEIVED FOR FILING

DATE September 13, 1979  
BY John L. Wimbley  
Planner III  
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of a Variance will not adversely affect the health, safety, and general welfare of the community; and, therefore, a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1979, that a Variance to permit 30 parking spaces in lieu of the required 147 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

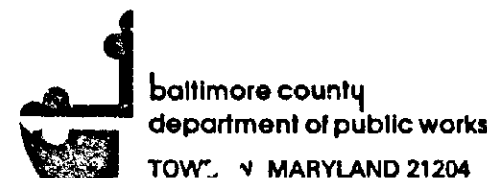
1. Submission of proof of a bonafide lease for said parking requirements to the Zoning Commissioner.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

\_\_\_\_\_  
Zoning Commissioner of Baltimore County.



THORNTON M. MOURING, P.E.  
DIRECTOR

June 13, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #227 (1978-1979)  
Property Owner: Bobby Boyd's Hooligan's, Inc.  
N/S Pennsylvania Ave. 100.73' W York Rd.  
Existing Zoning: B.M.-C.T.  
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 147 spaces.  
Acres: 0.153 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pennsylvania Avenue, an existing County street, is proposed to be improved in the future as a 44-foot closed section roadway on an 80-foot right-of-way.

Any necessary highway right-of-way widening, including revertible easements for slopes, will be required in connection with any grading or building permit application or further development of this site.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #227 (1978-1979)  
Property Owner: Bobby Boyd's Hooligan's, Inc.  
Page 2  
June 13, 1979

Water and Sanitary Sewer:

There is a public 16-inch water main in Pennsylvania Avenue and 8-inch public sanitary sewerage within the alley.

Very truly yours,

Charles Lee  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner  
J. Wimbley  
J. Samers

N-W Key Sheet  
38 NE 3 Pos. Sheet  
NE 10 A To  
70 & 70 A Tax Map.



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

May 18, 1979

The Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attention: Mr. Nick Commodari

Re: Z.A.C. Meeting, May 1, 1979  
ITEM: 227.  
Property Owner: Bobby Boyd's Hooligan's, Inc.  
Location: N/W Pennsylvania Ave. 100.73' W York Road (Route 45)  
Existing Zoning: B.M.-C.T.  
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 147 spaces.  
Acres: 0.153  
District: 9th

Dear Commissioner:

York Road in the subject area carries a high volume of traffic and is, therefore, quite congested. Parking in the Towson area is a problem at present. The requested variance to permit 0 parking spaces in lieu of the required 147 spaces can only add to the problems. With the site being so close to York Road, patrons of the establishment, seeking parking spaces, may delay and obstruct traffic on York Road.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:JEM:vrd

By: John E. Meyers

My telephone number is (301) 383-4320

P.O. Box 71 / 300 West Preston Street, Baltimore, Maryland 21203



baltimore county  
office of planning and zoning  
TOWSON, MARYLAND 21204  
(301) 494-3211

LESLIE H. GRAEF  
DIRECTOR

July 13, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #227, Zoning Advisory Committee Meeting, May 1, 1979, are as follows:

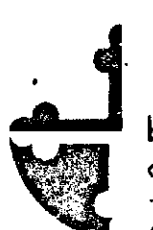
Property Owner: Bobby Boyd's Hooligan's, Inc.  
Location: N/S Pennsylvania Ave. 100.73' W York Road  
Existing Zoning: B.M.-C.T.  
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 147 spaces  
Acres: 0.153  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 11, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 227 -ZAC- Meeting of May 1, 1979  
Property Owner: Bobby Boyd's Hooligan's, Inc.  
Location: N/S Pennsylvania Ave. 100.73' W York Rd.  
Existing Zoning: B.M.-C.T.  
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 147 spaces.  
Acres: 0.153  
District: 9th

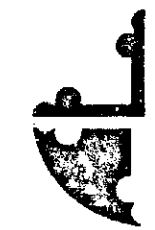
Dear Mr. Hammond:

The requested variance to parking will add to the shortage of parking in the Towson area.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Engineer Associate II

MSF/mjm



baltimore county  
department of health  
TOWSON, MARYLAND 21204

DONALD J. ROOF, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 22, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 227, Zoning Advisory Committee meeting of May 1, 1979, are as follows:

Property Owner: Bobby Boyd's Hooligan's, Inc.  
Location: N/S Pennsylvania Ave. 100.73' W York Rd.  
Existing Zoning: B.M.-C.T.  
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 147 spaces  
Acres: 0.153  
District: 9

Metropolitan water and sewer exists; therefore no health hazards are anticipated.

Very truly yours,

Ian J. Forrest  
Ivan J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:ph

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond  
Office of Planning and Zoning  
FROM: Mr. Thomas Kelly  
Fire Prevention Bureau

Date: June 14, 1979

SUBJECT: Zoning Advisory Committee Meeting of May 1, 1979  
Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

- ITEM # 225 Property Owner: Raymond J. & Ida M. Castrilli  
Location: N/S Timonium Rd. 190' E Suburban Greens Dr.  
No Comments
- ITEM # 226 Property Owner: John S. Huff  
Location: 300' E York Rd. 550' N Ashland Rd.  
No Comments
- ✓ ITEM # 227 Property Owner: Bobby Boyd's Hooligan's, Inc.  
Location: N/S Pennsylvania Ave. 100.73' W York Rd.  
No Comments
- ITEM # 228 Property Owner: Goldentree Development Co.  
Location: N/S Grems Rd. (Relocated) 200' E Sunnyside La.  
No Comments
- ITEM # 229 Property Owner: Della V. Dunklin  
Location: S/S Franklin Ave. 500' W Woodward Dr.  
No Comments



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: May 17, 1979  
 FROM: Ted Burnham  
 SUBJECT: Zoning Advisory Committee Meeting of May 1, 1979

ITEM NO. 157 Revised - O.K. - Standard Comments Applicable  
 ITEM NO. 168 Revised - No further Comments.  
 ITEM NO. 56 Revised - No problems - Standard Comments  
 ITEM NO. 224 See Comments.  
 ITEM NO. 225 See Comments.  
 ITEM NO. 226 Parking variance only - No Comment.  
 ✓ ITEM NO. 227 No Comments - Parking Only.  
 ITEM NO. 228 See Comments.  
 ITEM NO. 229 See Comments.

*Ted Burnham*  
 Ted Burnham, Chief  
 Plans Review

TB:rrj

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 Baltimore County Office Building  
 Towson, Maryland 21204

Z.A.C. Meeting of: May 1, 1979

RE: Item No: 224, 225, 226, 227, 228, 229  
 Property Owner:  
 Location:  
 Present Zoning:  
 Proposed Zoning:

District:  
 No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
 W. Nick Petrovich,  
 Field Representative

WNP/lup

JOSEPH N. MCGOWAN, PRESIDENT  
 T. HAYWARD WILLIAMS, JR., VICE-PRESIDENT  
 MARCUS H. ROTHSCHILD

THOMAS H. BOYER  
 MRS. LORRAINE F. CHURCH  
 ROGER B. HAYDEN

ALVIN LORECK  
 MRS. MILTON N. SMITH, JR.  
 RICHARD W. TRACY, D.V.M.

ROBERT Y. DUBIEL, SUPERINTENDENT

October 4, 1979

F. Vernon Boozer, Esquire  
 614 Bosley Avenue  
 Towson, Maryland 21204

RE: Petition for Variance  
 N/S of Pennsylvania Avenue, 100.73'  
 W of York Road - 9th Election District  
 Bobby Boyd's Hooligan's, Inc. -  
 Petitioner  
 NO. 80-45-A (Item No. 227)

Dear Mr. Boozer:

With regard to your letter of September 27th, this is to advise that the lease which you forwarded to me would appear not to be in compliance with the Order, to wit, it does not refer to thirty spaces as being available, nor does it indicate that the lease is in full force and effect by agreement between the parties or by useage after the expiration of the one year term specified therein.

With the clarification of these two items, it would appear that the lease would meet the requirements of the Order signed in the above entitled matter.

If I may be of further assistance, please so advise.

Very truly yours,

WILLIAM E. HAMMOND  
 Zoning Commissioner

WEH/srl

## COVAHEY &amp; BOOZER

ATTORNEYS AT LAW  
 614 BOSLEY AVENUE  
 TOWSON, MARYLAND 21204

September 27, 1979

AREA CODE 301  
800-2441

William E. Hammond  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, MD 21204

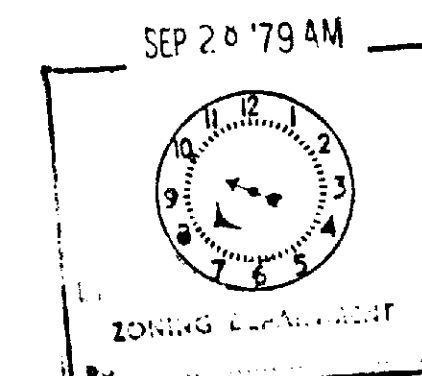
RE: Petition for Variance  
 N/S of Pennsylvania Ave. 100.73'  
 W of York Road - 9th Election District  
 Bobby Boyd's Hooligan's Inc. - Petitioner  
 No. 80-45-A (Item No. 227)

Dear Mr. Hammond:

Per your Order of September 17, 1979 re the above, enclosed please find copy of the Lease with Suburban Trust Company, which lease is in full effect. The lease provides for 40 parking spaces. If same meets with your approval, please advise and we will obtain the approval of a site plan by the State Highway Administration.

Very truly yours,

*F. Vernon Boozer*  
 F. Vernon Boozer

FVB/pa  
Enc.

## PARKING LEASE

THIS LEASE, Made this 15 day of October in the year 1977 by and between SUBURBAN TRUST COMPANY, a Maryland Banking Corporation, ("Lessor") and BOBBY BOYD HOOLIGAN'S, INC., a Maryland Corporation, whose business address is 2-A West Pennsylvania Avenue, Towson, Maryland ("Lessee").

In consideration of the rents, mutual promises and agreements contained herein, and other good and valuable considerations, the Lessor hereby leases to the Lessee the use of the parking lot of the Lessor located on the southwest corner of the intersection of York Road and Pennsylvania Avenue in Towson, Baltimore County, Maryland (th "Parking Lot") for the term and on the conditions specified in this Lease. This parking lot is leased on a "park and lock" basis. Lessor will not be responsible for damage to any vehicle parked on the lot, lawfully or unlawfully, with or without the consent of the Lessee, or for personal injury to persons on the Parking Lot, unless the damage or injury was caused by the negligence of the Lessor's agent, servant or employee.

1. The term of this Lease will be for a period of one (1) year from the date of this Lease. Either party may terminate this Lease at any time following the end of one (1) year by giving to the other party a thirty-day written notice of its intent to terminate this Lease. Until a party notifies the other of its intent to terminate this Lease, all of the provisions and covenants of this Lease shall continue in force from month to month following the end of the original term.

2. The Lessee shall have the right to use the Parking Lot Monday through Thursday of each week between the hours of 6:00 P.M. and 7:00 A.M. and on each weekend from 6:00 P.M. Friday through 7:00 A.M. the following Monday. The Lessee shall vacate the Parking Lot between the hours of 7:00 A.M. and 6:00 P.M. on each weekday from Monday through Friday. Lessee will provide at its expense an attendant for the Parking Lot between the hours of 6:00 P.M. and 12:00 P.M. on each week day from Monday through Friday. The attendant shall be responsible for keeping the spaces on the south side of the Parking Lot, nearest to the Suburban Trust Company building open for the use of bank customers during the hours of 6:00 P.M. to 8:00 P.M. while the walk-up window of the bank is open.

3. The Lessee will pay to the Lessor the sum of Three Hundred (\$300.00) dollars per month for the rental of the Parking Lot. The rent shall be due on the 1st day of each month, in advance. Rent for partial months shall be prorated.

4. The Lessor will post a notice at the Parking Lot advising the public that the Parking Lot is leased to Lessee. Lessor will have the right to remove cars which are parked illegally in the Parking Lot, but is not obligated to remove such vehicles. Lessee may take action for the removal of an unlawfully parked vehicle only with the prior consent of the Lessor. Lessor will provide Lessee with the name and phone number of its employee who is authorized to approve the removal of cars on weekdays and weekends.

5. The Lessee will be responsible for any liability resulting from its negligent use of the Parking Lot, and for its removal of any vehicles parked in the Parking Lot. Lessee agrees to indemnify and hold the Lessor harmless from any claim, suit, or demand in connection with the Lessee's use of the Parking Lot and for any expense, including attorney fees, incurred by the Lessor as the result of the claim, suit or demand.

6. Lessee warrants that it has in force and will keep in force during the term of this Lease public liability insurance insuring the use of the Parking Lot. This insurance must have limits not less than \$100,000 for personal injury to any one person, \$300,000 for personal injuries arising out of any one occurrence, and \$50,000 for damage to property. Lessee will have the insurance policy endorsed to name Lessor as an additional insured. Lessee will provide a certificate of insurance with a copy of the endorsement.

7. The Lessor will be responsible for routine maintenance of the Parking Lot, including snow and ice removal. Lessee will cooperate with the Lessor in its maintenance program. Lessee agrees to clean up all bottles, litter and debris from the Parking Lot and from the walkway between the Parking Lot and the Suburban Trust Company building by 8:00 A.M. each day.

8. The Lessee agrees to abide by such rules as may be established from time to time by the Lessor covering the use of the Parking Lot. Lessee shall not make any rule which would cause an increase in the rent or additional expense to the Lessee.

9. The Lessee cannot assign this Agreement without the written consent of the Lessor. Lessor will not unreasonably withhold consent to an assignment. Lessee may enter into agreements with co-tenants for joint use of the Parking Lot. Each co-tenant must agree to be bound by the terms and conditions of this Lease, and agree to be jointly and severally obligated to pay the rent. The Lessee must give the Lessor a copy of the written agreement of each co-tenant.

10. The Lessee will be responsible for any damage to the Parking Lot, other than normal wear and tear, caused by the negligence of its agents, servants or employees.

11. All notices to the Lessor are to be made to the Branch Manager, Suburban Trust Company, 411 York Road, Towson, MD. 21204.

12. The Lessor specifically reserves to itself the right to lease or develop any part of the Parking Lot for other commercial ventures, including but not limited to a walk-up photograph processing kiosk, provided that such other commercial use does not interfere with Lessee's use of the Parking Lot and does not permanently reduce the number of parking spaces currently available on the Lot.

IN WITNESS WHEREOF the parties sign this Lease

SUBURBAN TRUST COMPANY

By: *John E. Effinger*  
 Title

BOBBY BOYD HOOLIGAN'S, INC.

By: *Bobby D. Boyd*  
 Title

## SUBURBAN TRUST COMPANY

TOWSON OFFICE  
 411 YORK ROAD  
 TOWSON, MARYLAND 21204

October 9, 1979

Mr. William E. Hammond  
 Zoning Commissioner  
 Baltimore County  
 Baltimore, Maryland 21204

Dear Mr. Hammond,

Please be advised that the lease dated October 15, 1977 by which Suburban Trust Company's Towson Office leased the use of its parking lot to Bobby Boyd's Hooligan's Inc.

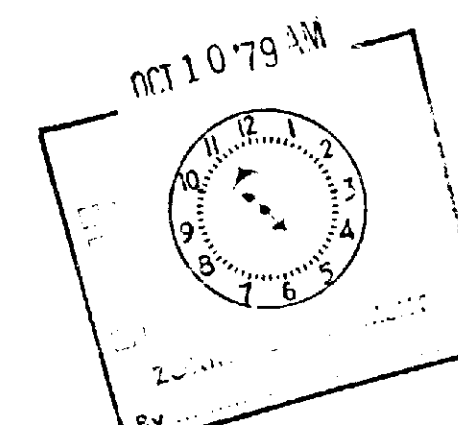
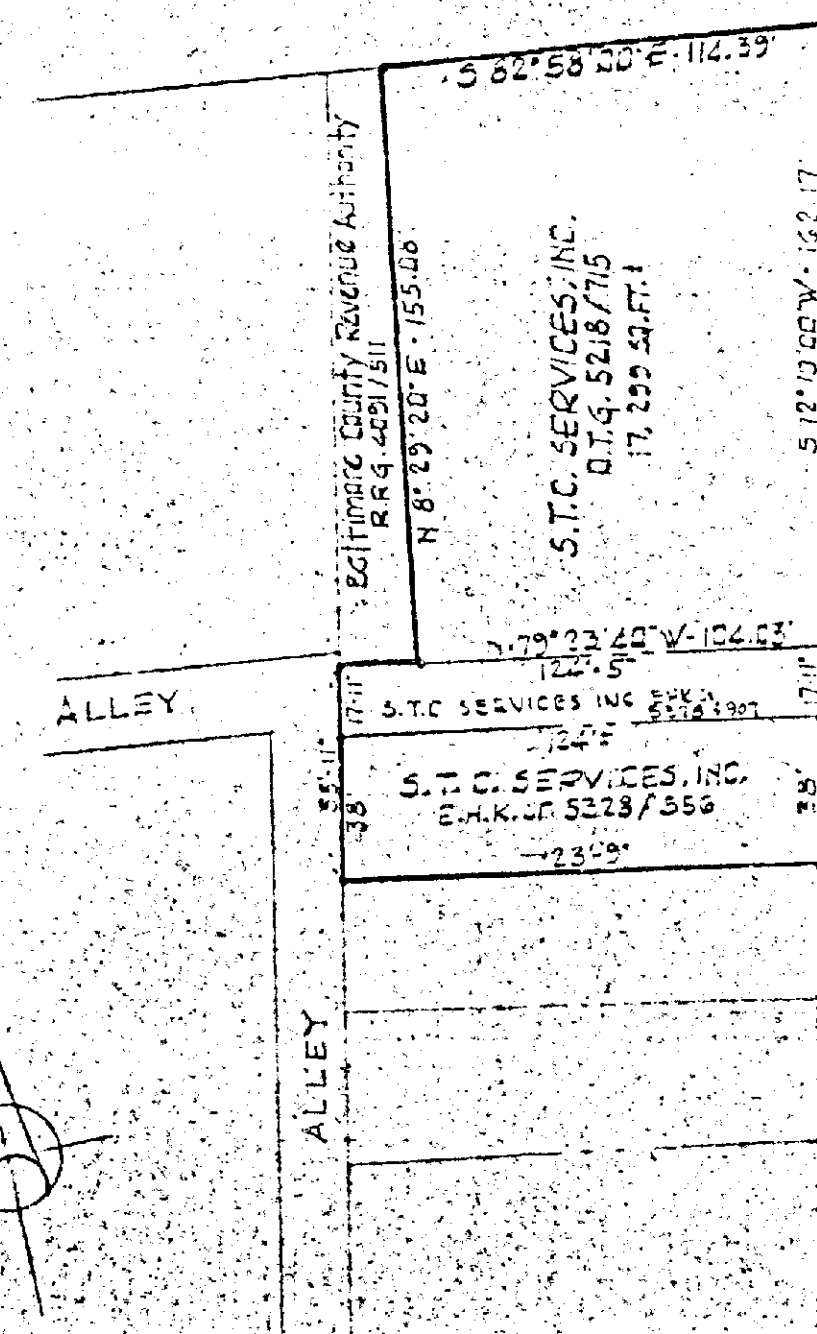
Enclosed is a plot plan of the parking lot which accommodates 42 vehicles.

Very truly yours,

*John E. Effinger*  
 Jane E. Effinger  
 Manager  
 Towson Office

Enclosure: 1

cc: bobby Boyd

PENNSYLVANIA AVENUE  
(80' R/W)

CHESAPEAKE AVENUE

NOTE: PROPERTIES SHOWN HEREON ARE  
FARM LOTS AND PLATS ONLY AND NOT  
AN ACTUAL SURVEY.JAMES S. SCAMER & ASSOCIATES  
ENGINEERS & ARCHITECTS  
TOWSON, MARYLAND 21204

PROPERTIES OF  
 S.T.C. SERVICES, INC.  
 9TH ELECTION DISTRICT, BALTIMORE CO., MARYLAND  
 NOVEMBER 30, 1973  
 SCALE 1"=50'





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 19, 1979

F. Vernon Boozer, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Lease for Parking Requirements  
(Bobby Boyd's Hooligan's, Inc.)  
N/S of Pennsylvania Avenue, 100.73'  
W of York Road - 9th Election District

Dear Mr. Boozer:

With reference to the above, this is to advise that I have received a letter from Suburban Trust Company indicating that the lease between Hooligan's and Suburban Trust, originally executed on October 15, 1977, is still in full force and effect and would accommodate vehicles in access of those required by my Order (Case No. 80-45-A).

Therefore, I wish to advise that all indications are that you have complied with restriction No. 1 of the Order.

Thank you for your kind cooperation in this regard.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/mc

## SUBURBAN TRUST COMPANY

TOWSON OFFICE  
411 YORK ROAD  
TOWSON, MARYLAND 21204

October 10, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County  
Baltimore, Maryland 21204

Dear Mr. Hammond,

Please be advised that the lease dated October 15, 1977 by which Suburban Trust Company's Towson Office leased the use of its parking lot to Bobby Boyd's Hooligan's Inc. is in full force and effect.

Enclosed is a plot plan of the parking lot which accommodates 42 vehicles.

Very truly yours,

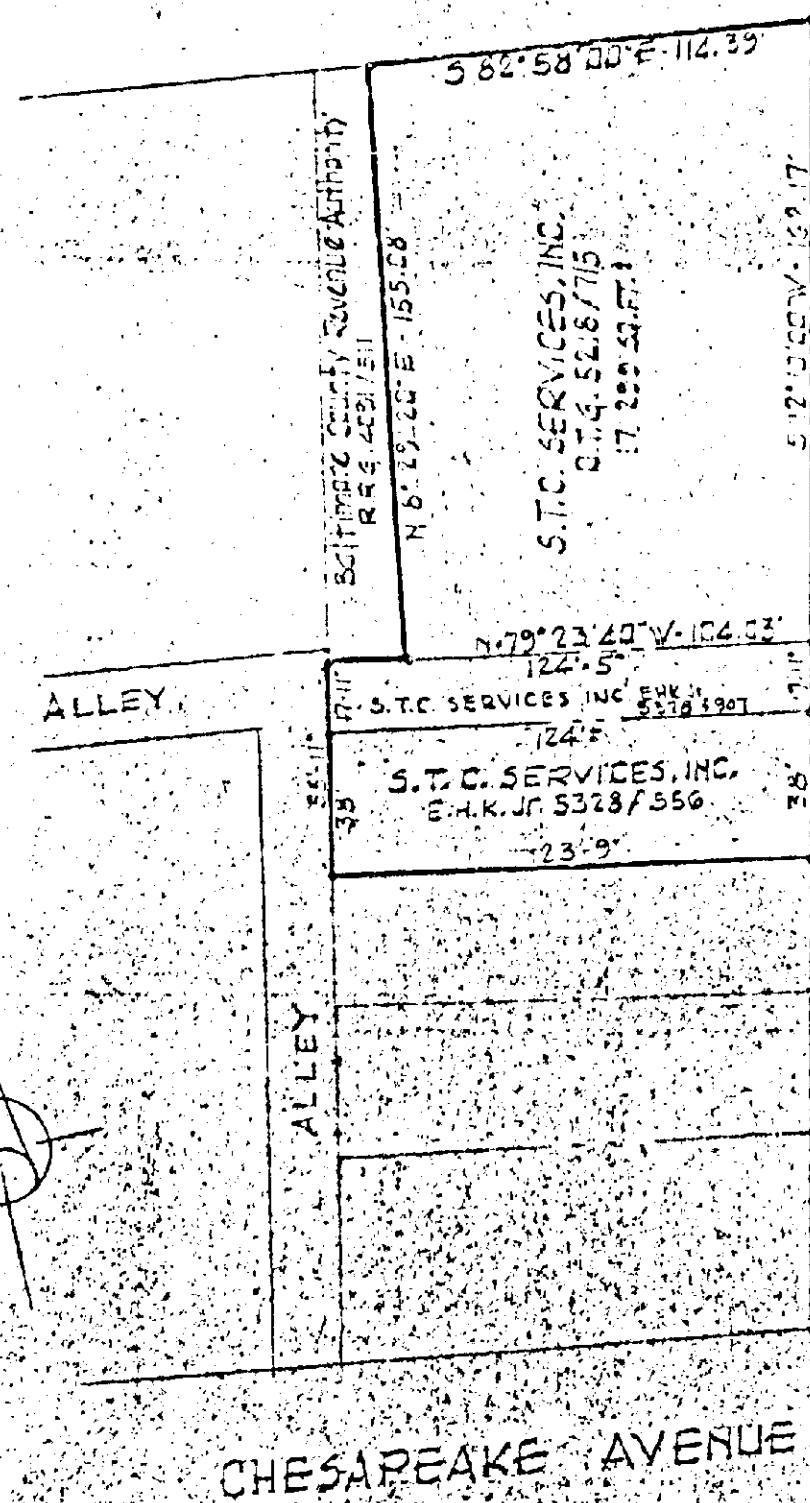
Jane E. Effinger  
Manager  
Towson Office

Enclosure: 1

cc: bobby boyd

NOTE: PROPERTIES SHOWN HEREIN ARE FROM DEEDS AND PLATS ONLY AND NOT AN ACTUAL SURVEY.

PENNSYLVANIA AVENUE  
(80' R/W)



CHESAPEAKE AVENUE

PROPERTIES OF  
S.T.C. SERVICES, INC.  
9TH ELECTION DISTRICT, BALTIMORE CO., MARYLAND  
NOVEMBER 20, 1979  
SCALE: 1" = 50'

DRAFT

Baltimore County Office of Planning and Zoning  
January 17, 1979  
Rev.: 1/22/79

### PLANNING LEGISLATION: SCHEDULING AND STATUS

Project	Origin <sup>1</sup>	A C T I O N <sup>2</sup>					
		Approve draft pre-liminary report (PPLS)	Adopt pre-liminary report (PB)	Public Hearing (PB)	Adopt and transmit final report <sup>3</sup> (PB)	Public Hearing (CC)	Introduce bill (CC)
Offices, etc. incl. home occ. beauty shops (71102)	CC	7/6/78	7/20/78	9/21/78			
Correction of tech. zoning map errors (73103)	OPZ	10/6/77	10/20/77	11/17/77	12/15/77 12/22/77	1/31/78	
Notice in conveyance of D.R. property (CMDPI) (77101)	OPZ						County Council action not required
Limit of time for which sub-div. approvals are valid (77102)	Ex (Informal)	2/3/77	2/17/77	3/24/77	11/16/78 12/5/78	1/9/79	
Paymt. in lieu of local open space (77104)	OPZ	3/10/77	3/24/77	5/19/77	6/16/77 11/2/77	8/29/78	1/2/79 (2/5/79)
Zoning-decision time limit (77105)	CC	10/6/77	10/20/77	11/17/77	neg. rpt. 12/15/77 12/22/77	1/31/78	

Abbreviations in this column indicate source of request for Planning Board consideration of each project, as follows:

CC = County Council  
Ex = County Executive  
PB = Planning Board  
Cit = citizens' or community organization  
OPZ = Office of Planning and Zoning

Abbreviations in these column headings indicate the body responsible for taking each action and have the same meanings as above. "PPLS" represents Committee on Planning Policy, Legislation, and Standards. Dates in parentheses in these columns denote dates on which the indicated actions are expected (scheduling); otherwise, dates are those on which the actions were taken (status).

Second date in this column is date on which final report was transmitted to County Council.

### PLANNING LEGISLATION: SCHEDULING AND STATUS (cont.) Page 2

Project	Origin <sup>1</sup>	A C T I O N <sup>2</sup>					
		Approve draft pre-liminary report (PPLS)	Adopt pre-liminary report (PB)	Public Hearing (PB)	Adopt and transmit final report <sup>3</sup> (PB)	Public Hearing (CC)	Introduce bill (CC)
Animal facilities (71106)	Ex	5/4/78	5/18/78	6/15/78	6/15/78 6/19/78	8/29/78	
R.C. 2 lot sizes (77111(5))	CC (Informal)	10/6/77	10/20/77	11/17/77	12/15/77 12/22/77	1/31/78	
Amendments to IDCA (77112)	CC	9/7/77	9/21/78	10/26/78	11/16/78 12/1/78	1/9/79	
Fraternal lodges (77116)	Cit	10/5/78	11/16/78 12/21/78				
Housing for eld.; convalescent homes (77117)	Ex	10/5/78	10/19/78	11/16/78			
Part 1—Revision of D.R. regulations (78103)	CC	9/7/78	9/21/78	10/26/78	11/16/78 12/5/78	1/9/79	
Crafts studios (78106)	Cit CC	10/5/78	10/19/78	11/16/78			
Parking standards in town centers (78107)	OPZ	2/2/78	2/16/78	3/16/78	5/18/78 5/19/78	8/29/78	
M-zone use restrictions (78110)	Cit	9/7/78	9/21/78	10/26/78			
Community care centers (78111)	Cit	9/7/78	9/21/78	10/26/78	12/21/78 1/17/79		
Deletion of hrg. req't. for sub-div. plot denial (78112)	PB	7/6/78	7/20/78	9/21/78	10/19/78 11/6/78	1/9/79	

### PLANNING LEGISLATION: SCHEDULING AND STATUS (cont.) Page 3

Project	Origin <sup>1</sup>	A C T I O N <sup>2</sup>					
		Approve draft pre-liminary report (PPLS)	Adopt pre-liminary report (PB)	Public Hearing (PB)	Adopt and transmit final report <sup>3</sup> (PB)	Public Hearing (CC)	Introduce bill (CC)
Deletion of "Schedule of Special Exceptions" (78113)	OPZ	9/7/78	9/21/78	10/26/78	12/21/78 1/17/79		
Boarding or rooming houses (78114)	CC (Informal)	1/4/79	1/18/79				
Parking-space layout (CMDPI) (78115)	OPZ				9/21/78 County Council action not required		
3d. of Appeals: rezoning-petition review procedure, etc. (78116)	Charter	10/5/78	10/19/78	11/16/78	11/30/78 12/5/78		
Basic Services (78117)	OPZ						
Restriction of development in flood hazard areas (78118)	OPZ						
Moratorium on commercial development, Liberty Road (78119)	Cit	9/7/78	9/21/78	10/26/78	11/16/78 12/5/78	1/9/79	
Extension of IDCA	CC	1/4/79	1/18/79	(2/15/79)			

DRAFT

Baltimore County Office of Planning and Zoning  
December 5, 1978

### PLANNING LEGISLATION RECENTLY ENACTED BY THE COUNTY COUNCIL

Project	Origin <sup>1</sup>	A C T I O N <sup>2</sup>					
		Approve draft pre-liminary report (PPLS)	Adopt pre-liminary report (PB)	Public Hearing (PB)	Adopt and transmit final report <sup>3</sup> (PB)	Public Hearing (CC)	Introduce bill (CC)
Change-mistake rule; site-plan compliance (76103)	CC (Informal)	2/3/77	2/17/77	3/24/77	10/20/77 11/2/77	8/29/78	10/2/78 11/6/78 122-78
Moratorium on new s.e. or rezoning, ptn. after denial (77109)	CC	10/6/77	10/20/77	11/17/77	12/15/77 12/22/77	1/31/78	3/6/78 4/3/78 25-78
Tennis facilities (77111(1))	PB	10/6/77	10/20/77	11/17/77	12/15/77 12/22/77	1/31/78	6/5/78 7/3/78 62-78
Antique shops (77111(2))	Cit	10/6/77	10/20/77	11/17/77	12/15/77 12/22/77	1/31/78	4/3/78 5/1/78 31-78
Residential art salons (77111(2))	Cit	10/6/77	10/20/77	11/17/77	12/15/77 12/22/77	1/31/78	4/3/78 5/1/78 32-78
Shoreline fishing facilities (77111(6))	Cit	10/6/77	10/20/77	11/17/77	12/15/77 12/22/77	1/3/78	4/3/78 5/1/78 30-78
Fortune tellers (78101)	CC	2/2/78	2/16/78	3/16/78	4/20/78 4/21/78	8/29/78	10/2/78 11/6/78 124-78
Private schools, colleges, sports fac. (78105)	Ex	3/16/78	3/30/78	4/20/78	4/20/78 4/21/78	8/29/78	10/2/78 11/6/78 125-78

1. Abbreviations in this column indicate source of request for Planning Board consideration of each project, as follows:

CC = County Council  
Ex = County Executive  
PB = Planning Board  
Cit = citizens' or community organization  
OPZ = Office of Planning and Zoning

2. Abbreviations in these column headings indicate the body responsible for taking each action and have the same meanings as above. "PPLS" represents Committee on Planning Policy, Legislation, and Standards. Dates in parentheses in these columns denote dates on which the indicated actions are expected (scheduling); otherwise, dates are those on which the actions were taken (status).

3. Second date in this column is date on which final report was transmitted to County Council.  
4. Numbers below dates in this column are bill numbers.

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner  
FROM: John D. Seyffert, Director of Planning and Zoning  
DATE: August 8, 1979

SUBJECT: Petition 80-45A, Item 227 Petition for Variance for offstreet parking North side of Pennsylvania Avenue, 100.73 feet West of York Road Petitioner - Bobby Boyd's Hooligan's, Inc. 9th District

HEARING: Tuesday, August 21, 1979 (1:00 P.M.)

The Planning Board has recommended to the County Council a revision to the Baltimore County Zoning Regulations that, in part, proposes that restaurants in town centers not be required to provide off street parking.

John D. Seyffert  
Director of Planning and Zoning

JDS:JGH:rw

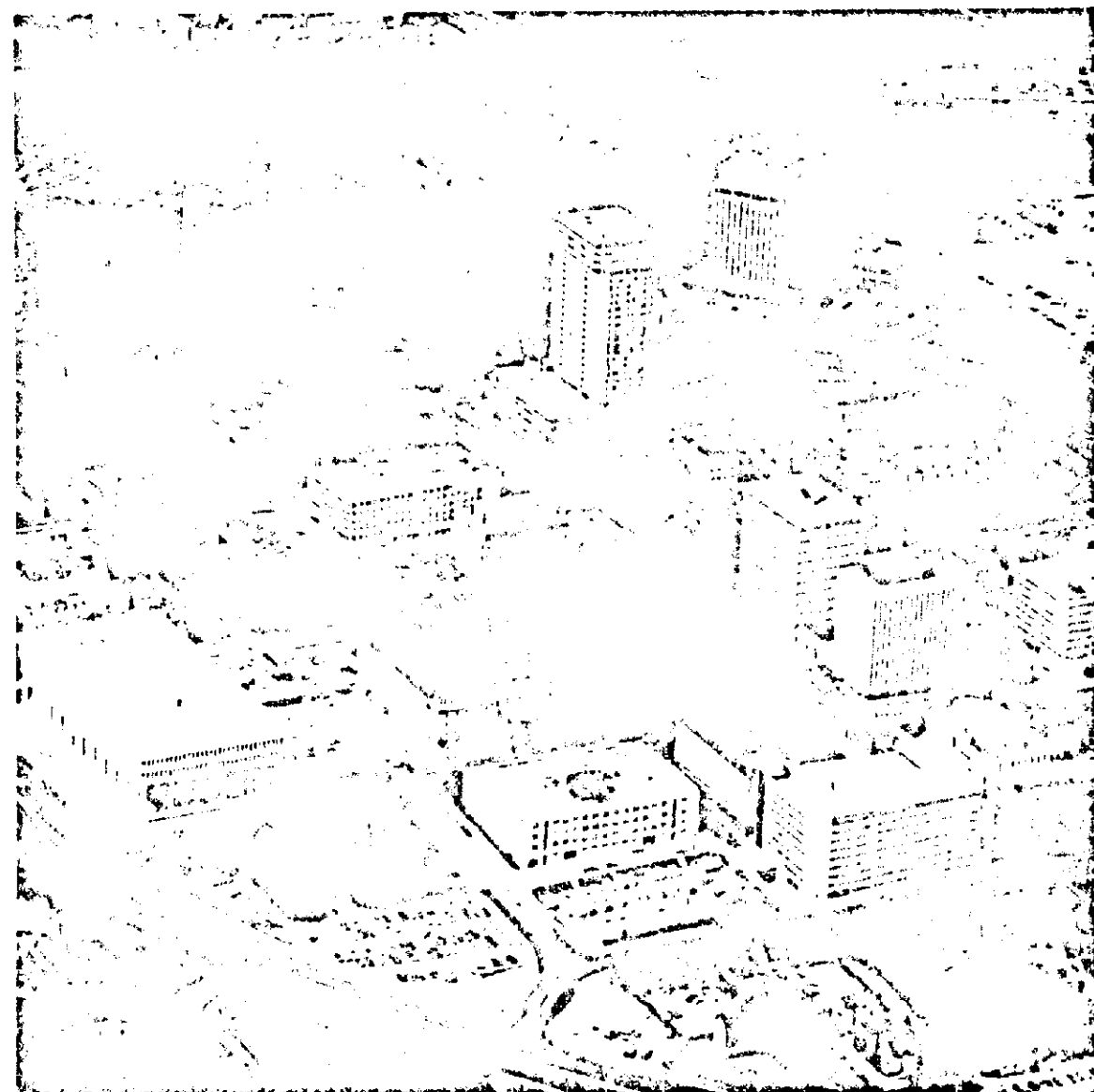


# TOWSON TOWN CENTER

WORKING PAPER

2

COPE LINDER WALMSLEY Architects Engineers Landscape Architects



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Potential developers in Towson are concerned that the FAR is presently too restrictive for (contingent) development, but we do not recommend an overall blanket increase from the present standard, since a significant increase in the average density of development would change the character of Towson. From our observation the majority of people would not favor such a change. However, we do recommend the use of increased FAR as a means of giving incentives to developers to provide certain public amenities which could not be required under other kinds of regulation. For example, we favor the encouragement of retail uses at street level along major pedestrian routes. An office building developer could be allowed a greater FAR (say 6.0 or 6.5) if (s)he built retail uses at ground level. Another kind of incentive would be for a developer to provide well designed pedestrian spaces adjacent to a building, such as mini-parks, wider and more attractive sidewalks and arcades in return for more allowable floor area. Standards could be set relating to quality of materials and fixtures.

The probable impact of such incentives should be calculated before fixing on the exact requirements and level of incentive. Without such an impact study unanticipated consequences can result. Similar incentives in New York resulted in the creation of some very exciting mixed use buildings in the Fifth Avenue Special Zoning District, but earlier incentives resulted in a large number of very windy public plazas in locations removed from pedestrian traffic.

## Zoning Controls: Parking Requirements

There have been many comments to us during our involvement in the preparation of this Working Paper on the restrictive nature of the Baltimore County Zoning Code for parking requirements and the resultant disincentive for development in Central Towson. There are two aspects to the problems relating to provision of car parking spaces: number of spaces required and location of associated use.

We recommend that within the CT district the proximity requirement should be relaxed. Since a major aim of this plan is to create a densely developed, walkable core area, plan is to create a densely developed core should be within parking spaces anywhere within the core should be within reasonable walking distance of any development, by definition. Pedestrians tend to keep walking distances as short as

possible. Median walking distances range from 500' in Dallas (a car oriented city) to 1,000-2,000' in Boston and New York where more people rely on public transportation, and block size and locations of subway stations dictate lengths of walking trips.

The usual standard for a reasonable walking radius for bus stops is 1,500' which is approximately the distance between Washington and Virginia Avenues. We recommend a change in the proximity requirement for car parking spaces from a 500' radius to 1,500'. Thus, for development anywhere between Washington and Virginia Avenues, Joppa Road and the southern section of the Loop Road, all car parking spaces in Revenue Authority garages (existing and proposed) would fall within the increased radius.

The number of parking spaces now required for different uses, and the appropriateness of these standards now varies widely. For office buildings the requirements are 3.3 spaces per 1,000 square feet on the ground floor with 2 spaces per 1,000 square feet for all other floors. In a typical new office building in Towson, such as the Loyola Federal Building, this works out at 2.2 spaces per 1,000 square feet which, on the advice of our consultants, is a reasonable standard for office uses in an area like Towson. The requirement of more spaces for ground level area has the effect of penalizing low-rise structures of 1-3 floors; however, we recommend no change in the requirements (for office related parking) since one aim of the plan is to encourage more uniform development.

For retail space, the requirements are more restrictive. The present zoning code specifies 5 spaces per 1,000 square feet of gross building area which is equivalent to approximately 6.7 spaces per 1,000 square feet of GLA (gross leasable area). According to a recent article "Parking Demand at the Regionals", 4.4 spaces per 1,000 square feet of GLA is adequate to deal with demand in suburban, regional shopping centers; this is equivalent to approximately 3.3 spaces per 1,000 square feet of GBA.<sup>9</sup> This recent

<sup>9</sup>Levinson, Herbert S., "The Myth and Reality of Downtown Malls: An Overview", 4th Annual Mall Conference, New York, New York, March 1977.

<sup>10</sup>Barton-Aschman Associates, Inc., "Parking Demand at the Regionals", Urban Land, May 1977.

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evidence corroborates earlier observations of ratios in Columbia, Maryland.<sup>10</sup> This evidence alone justifies a considerable reduction in the requirements for retail parking. But Towson's situation is different from that of a regional shopping center, where everyone arrives by car and the only parking space available is that provided by the retail center. Though most people drive to Towson, there are car parking spaces available other than those provided for the exclusive use of shopping center customers. Peak demand for office and retail uses occur at different hours of the day, thus when there is general space available a certain amount of sharing can be assumed. We recommend a one third reduction from the present 5.0 spaces per 1000 sq. ft. of GBA to 3.3 per 1000 sq. ft. of GBA.

Careful examination of the zoning code by our consultants suggests that parking standards for restaurants are punitive. Restaurants are undifferentiated, thus the same number of spaces are required per square foot for a high class restaurant with more area per table and lower turnover as for a fast food facility. Restaurants are generally used at lunch time by office workers who are walk-in trade or in the evenings. Provision of parking is not a problem after 5:00 p.m. since office workers go home and vacate the majority of parking spaces. Thus no additional spaces need to be provided for evening uses, rather existing spaces should be utilized for longer hours. We recommend that for restaurants and bars, whose major trade takes place after regular working hours, no additional spaces need be provided. However, owners of these businesses could still contribute to the cost of providing parking by buying validation stickers to give to customers and employees. This would keep parking spaces used during the day in use for longer hours. The incentive of removing stringent parking requirements for such uses would be particularly beneficial since it would encourage more round-the-clock activity in the core area.

We have already recommended that Towson needs a comprehensive traffic and parking management plan. Our recommendation relating to car parking standards should be reviewed as part of this plan.

<sup>10</sup>Ferreri, Michael "Parking Space Goes Further at Multi-Use Projects", Real Estate Review, Fall 1976.

FINAL Report of the  
Baltimore County Planning Board  
Adopted May 18, 1978

## PROPOSED AMENDMENT TO THE BALTIMORE COUNTY ZONING REGULATIONS: PARKING REQUIREMENTS IN TOWN CENTERS

A Final Report of the Baltimore County Planning Board\*

### DISCUSSION

Fully developed town centers include a wide variety of uses such as offices, stores, restaurants, and residences, that have different peak hours of use and that are located within walking distance of each other. Many of the customers of shops and restaurants in those town centers, therefore, are likely to have parked their automobiles at and walked from other locations, such as their places of work. In addition, in such centers, restaurants, which need parking spaces primarily in the evening, could make use of spaces that, during the day, are used by offices. This potential for shared use of parking reduces the total number of spaces required to serve the well-developed town center as a whole.

Town centers are desirable locations for housing for the elderly, since the facilities and services needed by the occupants are conveniently available in those centers. Because the elderly tend to depend much more on mass transportation and much less on private automobiles than the general population does, the number of residential parking spaces needed to serve housing for the elderly is considerably lower than the number needed for the general population.

The Zoning Regulations currently provide that the Planning Board may adopt special parking standards for town centers. Any such standards may be applied, however, only on a case-by-case basis, by order of the Zoning Commissioner, following petition and public hearing. Consequently, businesses in town centers are required to provide more parking spaces than they actually need. Excessive parking requirements tend to discourage development in town centers, where land is more expensive, and to channel it instead to outlying areas; yet, from the standpoint of the community as a whole, it is far more desirable to concentrate development in central locations. The Planning Board believes, therefore, that in town centers containing a variety of land uses the number of parking spaces required for retail shops and stores and for housing for the elderly should be substantially reduced without the requirement for petition and public hearing. The Board also believes that restaurants in these town centers need not be required to provide any spaces, since their customers are likely to walk from work or shopping or, after working hours, can be allowed to use parking areas provided by other businesses.

An additional constraint on development in town centers stems from the requirement that parking be located within 500 feet of the building it is intended to serve. This requirement also tends to discourage the concentration of development desired in town centers. The Board believes that, while parking clearly must be located within walking distance of the business it serves, the maximum distance permitted should be increased in well-developed town centers. This increase would allow businesses more flexibility in developing shared parking areas and would make it possible to locate parking facilities toward the edges of the centers, reserving the core locations for more appropriate uses.

\*Adopted May 18, 1978.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner Date: August 8, 1979

FROM: John D. Seyffert, Director of Planning and Zoning

SUBJECT: Petition 80-45A, Item 227 Petition for Variance for offstreet parking North Side of Pennsylvania Avenue, 100.73 feet West of York Road Petitioner - Bobby Boyd's Hauligan's, Inc. 9th District

HEARING: Tuesday, August 21, 1979 (1:00 P.M.)

The Planning Board has recommended to the County Council a revision to the Baltimore County Zoning Regulations that, in part, proposes that restaurants in town centers not be required to provide off street parking.

John D. Seyffert  
Director of Planning and Zoning

JDS:JGH:rw

## PROPOSED AMENDMENT TO THE BALTIMORE COUNTY ZONING REGULATIONS: PARKING REQUIREMENTS IN TOWN CENTERS

Baltimore County Office of Planning and Zoning  
Towson, Maryland

## David W. Dallas, Jr. and Sons

Registered Professional Engineers & Land Surveyors

7006 HARFORD ROAD - BALTIMORE, MARYLAND 21234

PHONE (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

Michael B. Dallas, P.L.S.

### ZONING DESCRIPTION

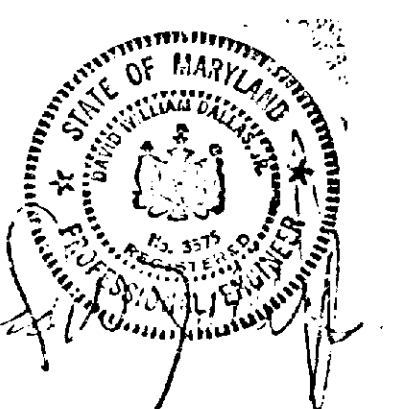
HOOLIGANS

NO. 2 and 2A W. PENNSYLVANIA AVE.

BEGINNING for the same on the northernmost side of Pennsylvania Avenue at a point distant 100.73 feet measured in a westerly direction from the west side of York Road, thence binding on the north side of said Pennsylvania Avenue north 75 degrees 00 minutes west 45.02 feet, thence binding on the easternmost side of a 12 foot wide alley north 14 degrees 17 minutes east 123.91 feet, thence binding on outlines the four following courses and distances south 74 degrees 38 minutes east 64.33 feet, south 18 degrees 33 minutes 30 seconds west 64.85 feet, north 75 degrees 04 minutes 46 seconds west 16.27 feet and south 14 degrees 36 minutes 30 seconds west 59.20 feet to the place of beginning.

CONTAINING 0.153 acres of land more or less.

April 4, 1979



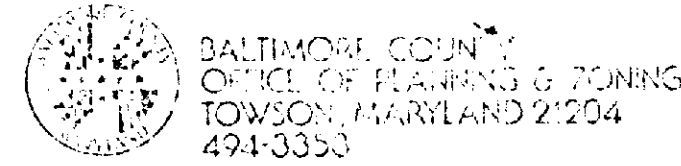
One of the centers to which these standards would apply is the Towson town center. The County has found that a significant number of people who work in Towson park their automobiles on nearby residential streets. To alleviate this problem, the Baltimore County Department of Traffic Engineering will limit daytime parking on a number of those streets to two-hour periods, beginning during the spring and summer of 1978. The Baltimore County Revenue Authority is undertaking a study to determine the most appropriate locations for additional parking garages to serve the Towson town center. The Revenue Authority hopes to begin construction of the first of these new facilities in late 1978 or early 1979. These actions are expected to reduce commuter parking on residential streets near the Towson town center, while the reduced parking standards proposed in this report would help to attract needed commercial development to the center itself.

In order to avoid imposing an unfair burden, compared to new restaurants, on existing restaurants that have contracts to rent parking spaces from the Revenue Authority, the Planning Board feels that those restaurants should be permitted to sublet their unneeded parking spaces.

**RECOMMENDATION** It is recommended that Subsection 409.2 of the Baltimore County Zoning Regulations, 1955, as amended, be further amended by adding the following new paragraph immediately after Paragraph 409.2.d:

- e. Parking Requirements in Town Centers. In those town centers in which at least 50 percent of the total floor area is occupied by office or residential uses, except in the case of a property governed by parking-space standards implemented by a petition granted pursuant to Paragraph d, only 1 parking space for each 325 square feet of total floor area need be provided for buildings devoted to retail trade, only 1 space for each 2 dwelling units need be provided for housing for the elderly, and none need be provided for restaurants. Parking required for any use in a town center shall be located within 1500 feet of the building it is intended to serve, provided that no such parking may be located outside the boundaries of the town center. This paragraph shall not be construed to prevent further decreases in the number of parking spaces required for any use in a town center, granted pursuant to Section 307, in appropriate cases.

-2-



WILLIAM E. HAMMOND  
Zoning Commissioner

September 17, 1979

F. Vernon Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
N/S of Pennsylvania Avenue, 100.73'  
W of York Road - 9th Election District  
Bobby Boyd's Hooligan's, Inc.,  
Petitioner  
NC. 80-45-A (Item No. 227)

Dear Mr. Booser:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel



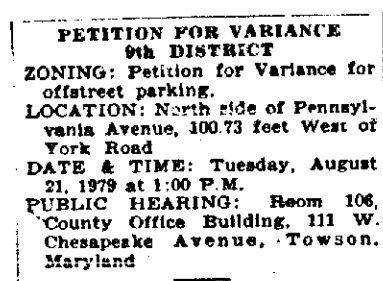
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Bobby Boyd's Hooligan's, Inc., was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times  
☐ Essex Times ☐ Community Times  
☒ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 3 day of August, 1979, that is to say, the same was inserted in the issues of August 2, 1979.

STROMBERG PUBLICATIONS, INC.

BY Louise Parnick



THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Bobby Boyd's Hooligan's, Inc., was inserted in the following:

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STROMBERG PUBLICATIONS, INC.

BY Louise Parnick

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 21st day of August, 1979, the first publication appearing on the 2nd day of August, 1979.

THE JEFFERSONIAN  
L. L. Smith  
Manager

Cost of Advertisement, \$

## Hooligan's petitions for less parking

Bobby Boyd's Hooligan's, Inc., has petitioned for a zoning variance which would permit 0 parking spaces in lieu of the required 147 spaces. The restaurant presently rents 147 parking spaces in the high-rise parking facility between Chesapeake and Pennsylvania Ave. in Towson. Because patrons can also park across Pennsylvania Ave. from the restaurant, on the parking lot of Suburban Trust Bank after banking hours, Pat Bennett, manager of Hooligan's, said only 50 cars a month were using the high-rise parking lot. It costs Hooligan's \$700 per month to provide parking in the high rise, Mr. Bennett said. Customers who park there can get their tickets stamped after eating in the restaurant. Hooligan's pays for the parking. While a variance to be granted the full variance for 0 parking spaces in the high-rise parking lot, said the number of spaces reduced, said

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

80-45-A  
District: 9th  
Date of Posting: AUG. 17, 1979  
Posted for: PETITION FOR VARIANCE  
Petitioner: Bobby Boyd's Hooligan's, Inc.  
Location of property: N/S PENNSYLVANIA AVE. 100.73' W OF YORK ROAD  
Location of Signs: FRONT 2A PENNSYLVANIA AVE  
Remarks: Thomas B. Roland  
Posted by: Thomas B. Roland Date of return: AUGUST 24, 1979  
Signature

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

80-45-A  
District: 9th  
Date of Posting: AUGUST 3, 1979  
Posted for: PETITION FOR VARIANCE  
Petitioner: Bobby Boyd's Hooligan's, Inc.  
Location of property: N/S PENNSYLVANIA AVE. 100.73' W OF YORK ROAD  
Location of Signs: FRONT # 2A PENNSYLVANIA AVE  
Remarks: Thomas B. Roland  
Posted by: Thomas B. Roland Date of return: AUGUST 10, 1979  
Signature  
1-SIG

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received \* this 17th day of August 1979. Filing Fee \$ 75.00. Received ☒ Check ☐ Cash ☐ Other:

Eric DiNenna  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner: Bobby Boyd's Hooligan's, Inc. Admitted by ST  
Petitioner's Attorney: F. Vernon Booser Reviewed by ST

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ST</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: <u>none</u>	Map #									

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 8053  
DATE July 19, 1979 ACCOUNT #01-662  
AMOUNT \$75.00  
RECEIVED FROM F. Vernon Booser  
FOR Filing Fee for Case 80-45-A  
\$4 425.00 2500.00  
VALIDATION OR SIGNATURE OF CASHIER

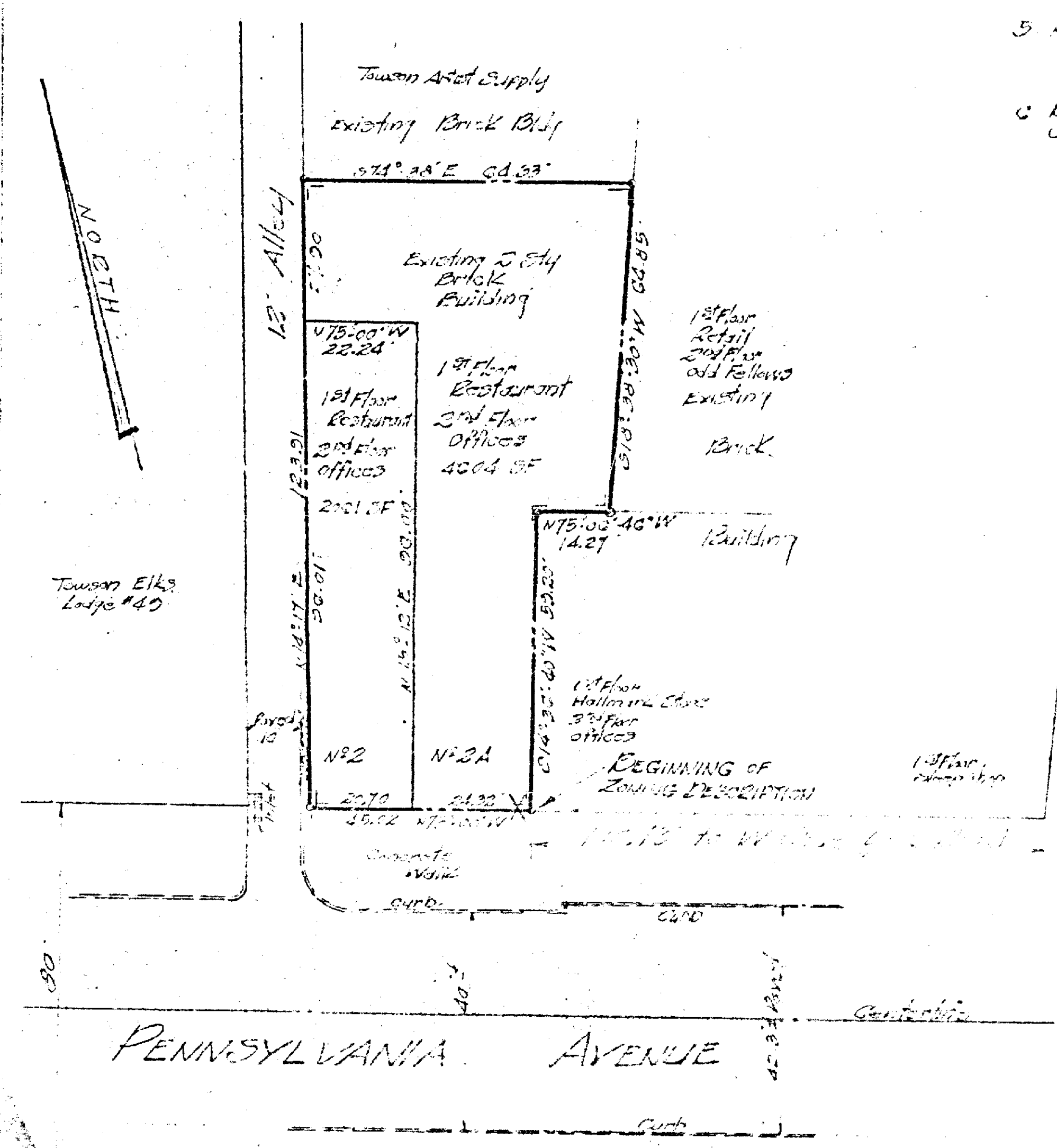
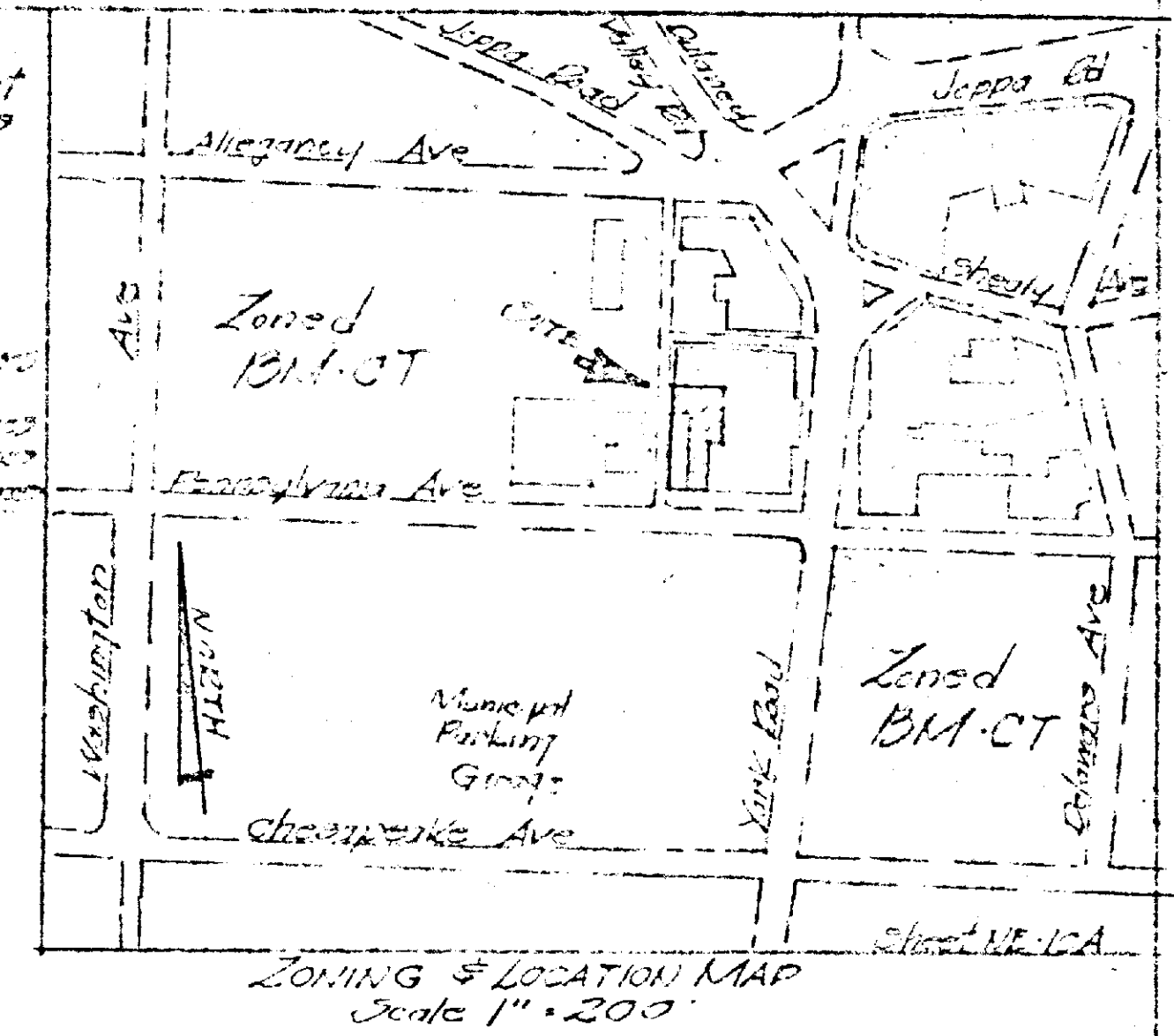
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 83173  
DATE September 12, 1979 ACCOUNT #01-662  
AMOUNT \$17.00  
RECEIVED FROM Bobby Boyd's Hooligan's, Inc.  
FOR Advertising and Posting for Case No. 80-45-A  
\$37 500.00 4700.00  
VALIDATION OR SIGNATURE OF CASHIER



**ZONING DATA**

- Existing Zoning of Tract BM-CT District
- Gross Acreage of Tract 0.153 Acres  
 Lot N#2 2051 SF 0.047 Acres  
 Lot N#2A 4004 SF 0.106 Acres
- Area of Building  
 N#2 2001 SF / Floor  
 N#2A 4004 SF / Floor
- Required Parking & Use  
 N#2 1st Floor Restaurant 2001 SF / 50 41.22 Spaces  
 N#2 2nd Floor Office 2001 SF / 50 41.22 Spaces  
 N#2A 1st Floor Restaurant 4004 SF / 50 82.44 Spaces  
 N#2A 2nd Floor Office 4004 SF / 50 82.44 Spaces
- Proposed Parking None  
 Note: Use of Suburban Trust Co Lot During Evening hours after Bank is closed
- Request Parking Variance from 147 Required Spaces to Zero Spaces - Action 419.5

See letter dated Dec 23, 1974 James E. Dyer  
 Deputy Zoning Commissioner to Vernon B. Bazzon  
 Esq. Attorney 121 Spaces to 85 Spaces



**ZONING PLAT**  
 FOR  
**HOOOLIGANS**  
 N#2 & 2A West Pennsylvania Ave  
 Town of 21204 Phone 296-4040  
 9th Election District Baltimore County, Md  
 Scale 1" = 20'  
 March 27, 1975  
 Revised Apr 17, 1975

DATE	3/27/75
BY	NE/10/10
DATE	9
BY	5/1/79
DATE	✓
BY	✓
DATE	✓
BY	✓

**DAVID W. DALLAS, JR. & SONS**  
 CIVIL ENGINEERS  
 7006 HAZARD RD., BALTO., MD. 21204  
 254-4555

